

STAFF REPORT

OCTOBER 5, 2022 HRC MEETING

Case #: COA2022-085
Staff: Michelle M. McCullough
Applicant: Eric Skarzynski, Old Salem Museums & Gardens

LOCATION

District: Old Salem Historic District Lot #99
Street: 920 South Church Street, Winston-Salem
Building: House
Status: Noncontributing
Local Historic
Landmark#: n/a

REQUEST(S)

- Demolition of the building

APPLICABLE DESIGN REVIEW STANDARDS

Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Standards available at: <https://www.cityofws.org/DocumentCenter/View/21036>

STAFF COMMENTS

Lot 99 is described in the 2016 *Old Salem Historic District National Historic Landmark Boundary and Documentation update application* as:

Lot 99 (Eberhardt House and Shop facing Main Street, #919, 921) was subdivided (in half) at the turn of the twentieth century and a house was built on the south end of the rear half of the lot, facing Church Street, by 1912, according to the Sanborn Map. By 1915, this new lot had been subdivided (in half) and a house built on the north end, facing Church Street and set back from the street. This building is a two-story, T-shaped frame house (vinyl siding) with gable roof (asphalt shingle) and two interior brick chimneys. The façade has three bays, including a projecting gable front bay; a shed roof porch extends across the other two bays with simple balustrade and paired square posts. The centered entry is a six-paneled door with upper panels glazed and a two-light transom above. Above the entrance bay sits a balcony on the porch roof with door access.

The house functions as a duplex (up and down) and there is a side porch on the south side to an enclosed rear staircase. Window sash has been replaced by vinyl; however, one two-over-two window sash survives at the basement level. Oral tradition suggests that this house or part of it was moved from elsewhere. The Sanborn Map footprint of this house from 1917 bears a close resemblance to the house footprint shown at the south end of the rear half of the lot on the 1912 Sanborn Map, although in a different orientation. Buildings were commonly moved and reused, and that may be the case here.

The construction date of ca. 1915 was estimated at the time of designation.

STAFF FINDINGS

Commission staff finds that the project is not incongruous with the character of the Old Salem Historic District because:

- 1) The applicant proposes to demolish the building, and N.C.G.S. §160D-949(a) prohibits denial of an application for a certificate of appropriateness authorizing the demolition of a building within Old Salem. Per the *Old Salem Historic District National Historic Landmark Boundary and Documentation update application*, the building post-dates that period of significance and does not contribute to the character of the Old Salem. (*Demolition*, Old Salem Standard 2)

STAFF RECOMMENDATION

Based on the preceding finding, staff recommends that the Commission approve COA2022-085 located at 920 South Church Street (PIN 6835-31-3734), within the Old Salem Historic District, with the following conditions:

- 1) Demolition shall be delayed for three hundred sixty-five (365) days or until the applicant has submitted to Commission staff detailed photographic documentation of the interior and exterior of the structure, whichever comes first;
- 2) The applicant shall clear the lot of all construction debris and maintain the lot after demolition;
- 3) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 4) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a minor work, prior to commencement of that portion of the project; and
- 5) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.